



MEETING MINUTES

WEST ATLANTIC REDEVELOPMENT COALITION (WARC)
Thursday, June 15, 2017 – 6:00 pm
Delray Housing Group, 82 NW 5th Avenue, Delray Beach

BOARD MEMBERS PRESENT

Chuck Ridley	Patricia Wright	Ann-Stacey Wright
Peter Perri	Morris Carstarphen	Michael Caruso
Dorothy Ellington	Raiko Knight	

BOARD MEMBERS ABSENT

Sheppard Gross	Rhonda Turner
Alfred "Zack" Straghn	

STAFF PRESENT

Kristyn Cox	Joan Goodrich	Scott Pape
Susan Shaw	Caryn Gardner-Young	Laura Simon

PUBLIC PRESENT

Joycelyn Patrick	Ernestine Holliday	Ari Whiteman
Christina Morrison	Claudia Willis	Linda Oxford
Luke Eswein	Jaykob Kitain	Steve Alexander
Katarina Kennedy	Serena Branch	

1. Call to Order

Chairman Chuck Ridley called the meeting to order at 6:05.

2. Prayer

Mr. Carstarphen opened the meeting with prayer.

3. Approval of Agenda

Mr. Perri made a motion to approve the Agenda which was seconded by Ms. Stacey-Wright and passed unanimously.

4. Approval of WARC Board Meeting Minutes - May 4, 2017

Ms. Stacey-Wright made a motion to approve the Minutes of the May 4th WARC Board Meeting which was seconded by Mr. Carstarphen and passed unanimously.

5. Public Comments - None

CONSENT AGENDA

6. WARC Monthly Financials

A. April 2017

B. May 2017

Mr. Perri made a motion to approve the Consent Agenda which was seconded by Ms. Stacey-Wright and passed unanimously.

PLANNING & ZONING

7. Swinton Commons - Certificate of Appropriateness, Class V Site Plan, Alley Abandonment, Conditional Use for Residential-type Inn

- **City Staff – Scott Pape, Senior Planner**
- **Applicant – Atlantic Avenue Development LLC and MGM Sundry LLC**

Scott Pape, Principal Planner, introduced the item and turned it over to Steve Michael of Hudson Holdings. Mr. Michael stated that Hudson Holdings are Historic Preservation Developers and are proponents of re-urbanization and revitalization. He reviewed many of the benefits the project will provide such as 400 permanent jobs and \$6.5 million in tax revenues as well as a sculpture garden and grants program for historic areas like Frog Alley. Rick Gonzalez, historic preservation expert and architect for the job, gave a presentation. He noted that the eight historic homes will be restored and put to adaptive reuse as spaces for small businesses who cannot afford to be on Atlantic Avenue. He also commented that a streetscape will be created along where Cathcart House and the Rectory and other historic homes are located which will give Sundry House more traffic and help the lack of connectivity between East and West Atlantic Avenues.

Mr. Pape stated that staff is recommending approval, as they have all along, and that leaving the historic homes on their current lots only adds to the approval recommendation. He noted that there are no major issues from an LDR standpoint.

The Board Chair called for public comments.

Claudia Willis said the only part the preservation community is concerned about is moving the buildings to put in new infill. She also felt the Secretary of Interior rules are being violated, that there are some historic preservation LDR's being ignored, and that the landscaping is also being violated.

Linda Oxford felt it was not the way to go. She stated that she opposes moving the houses even temporarily, and said that 200 trees are being taken away which changes the landscape.

Luke Eswein, 20 West Atlantic Avenue, loves the historic homes but thinks the houses need to be revitalized which this project will do and it will connect the community together.

Jaykob Kitain stated he is a master's degree historic preservation student at FAU and based on his education and experience, the Secretary of the Interior standards are applied mainly for projects getting historic tax credits and are not set in stone. He said the standards vary within reason from project to project so there is room for flexibility.

Joycelyn Patrick, resident, thought the project was beautiful and looks forward to it being built. She did have a question about the tree removal.

Christina Morrison stated that some of the buildings currently look horrible and as a 20 year resident of Delray she did not understand why N. Swinton looks so beautiful and S. Swinton is still neglected. She said that between Atlantic and 10th Street looks like it did in 1990 and she thought this project, while not perfect, is a great start to revitalize the area.

Ari Whiteman, 22 year resident, asked the developer to get involved with WARC and the CRA if this project is approved concerning the RFP for the 700-800 blocks.

Steve Alexander, who grew up on Swinton Circle, said that growth and development is important especially for jobs and tourism. He thought this project would be good for revitalizing business along this area of Swinton which has been dilapidated for years.

Katarina Kennedy felt the developer's vision is the next step for Delray and felt tourism would explode.

Serena Branch moved here 3 years ago and was surprised how little there is to do and felt this would provide more opportunities for visitors.

West Atlantic Redevelopment Director Kristyn Cox reported her research showed that the project does meet the LDRs and the architectural guidelines. Additionally, the project meets the guidelines within the West Atlantic Redevelopment Plan which calls for the preservation of historic homes in that block including the relocation of historic homes.

Mr. Caruso inquired about the two general contractors to be hired for the project. Mr. Michael said there will be more than two given the different types of construction on the project, but that two of them will be local contractors. Mr. Caruso asked how it can be guaranteed that the trees and homes that have to be relocated during construction will be returned in tact (ie the demise of trees). Mr. Gonzalez noted that of the eight, six are staying on the block and will be shifted only a couple of feet by Wolfe Historic Building Moving Company. He said Wolfe is the best in the nation at moving and protecting historic structures. Mr. Hudson noted that Wolfe has provided to the City a guarantee on the safety of the structures, and added that most all of the trees will be relocated on the property, citing that there are over a hundred drawings of the locations of each tree and where it will be replanted.

Mr. Carstarphen asked about the valet parking into the street as well as Lyft parking. He also noted unemployment in The Set area is 18-20% and he hopes this project will change that and would love to see it go forward. Ms. Ellington was concerned about the underground garage with the water table. Mr. Michael said Swinton Avenue is the highest area in Delray with the water table about 13 feet underground, and assured her they will not be going that far and that numerous tests have been done. Mr. Perri asked about how many residential units the project will include. There are 108 hotel rooms 51 residential condo units and 16 condo units. The hotels are the only rentals, the rest will be for sale. None will be considered as affordable housing but there will be affordable commercial

rental space to keep some small businesses from having to leave Atlantic Avenue (\$50 ft. compared to \$100 on Atlantic Avenue). Mr. Michael confirmed that he will work with WARC on the Community Benefits Agreement. Mr. Caruso asked staff about the parking. Mr. Pape reported he can say that the project is in compliance with the parking requirements according to the Code. Mr. Michael noted the only access to the garage is on the west side and that there are over 200 spaces dedicated to public parking.

Mr. Ridley stated he is pleased to see the developer has begun to under-develop with less density. Mr. Michael stated that they are way below the allowable residential density. Mr. Ridley stated that those 7 acres cannot be all things to all people but that this project is an excellent anchor for the corridor and he is supportive of it. Mr. Ridley suggested that for affordable housing in the area the non-profits need to be strengthened, as private developers are not likely to provide such housing. Board consensus was supportive of the project.

BOARD BUSINESS

8. The Set Transformation Plan Update

Ms. Cox reported the delivered first draft of The Set Transformation Plan and reviewed the timetable including a third public workshop in August and a Joint Advisory Board Meeting to be scheduled. Mr. Ridley commented that the Plan sets the vision and direction for the neighborhood, and called it the North Star for The Set. He also noted that WARC needs to keep this Plan moving and commented to expect that not everyone will buy-in to The Plan. City Commissioner Jim Chard stated he felt it was important to get the Plan before the Comprehensive Plan Task Force and that there will be a new consultant to that committee who Ms. Cox may want to contact. Ms. Cox suggested that if anyone encounters opposition to The Set brand, the response is that it was a community driven initiative supported by a collaboration of partners and that the community chose the name The Set.

9. Partnership Update

Mr. Ridley advised that a joint workshop with the City Commission has been requested to talk about a Partnership Agreement as well as WARC's role in The Set Transformation Plan before trying to flesh out an Agreement with the CRA.

COMMENTS

10. Board Comments

Ms. Ellington noted that CareerSource has a hospitality track so it would be prudent for job seekers to begin training in preparation for the jobs coming.

11. Staff Comments

Ms. Cox noted the lease for 186 NW 5th Avenue to house CareerSource has been drafted and is moving forward. She also reported that the the draft RFP for 600-800 Blocks on West Atlantic is being worked on by Economic Development Committee as well as updated the Board regarding several other community announcements.

12. Chair Comments


Mr. Ridley announced that Mr. Carstarphen has been appointed to the CRA Board. He congratulated Mr. Carstarphen on his appointment, and noted he will need to resign his position on the WARC Board. A special thanks was given to Commissioner Chard for nominating Mr. Carstarphen to the CRA Board.

Ms. Holliday stated that the naming of Pompey Park after Coach Dobard has still not occurred even though it was approved and that needs to be followed up.

There being no further business the meeting was adjourned at 8:08 p.m.



Kristyn Cox, W. Atlantic Redevelopment Director



Charles Ridley, WARC Board Chair